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# Sussex County

## Planning & Zoning Commission

### REVISED AGENDA

May 12, 2016

6:00 P.M.

#### Call to Order

#### Approval of Agenda

#### Approval of Minutes – April 28, 2016

#### Old Business

##### C/Z #1800 Sussex Real Estate Partners, LLC

an Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a MR-RPC (Medium Density Residential District – Residential Planned Community) for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County containing **123.75 acres, more or less.** The property is located southwest of Dorman Farm Ln., 1,000 ft. southwest of Mulberry Knoll Rd. (Rd. 284) and being approximately 1,800 ft. southeast of Cedar Grove Rd. (Rd. 283) and approximately 1,200 ft. northwest of John J. Williams Hwy. (Rt. 24). (911 Address: None Available) Tax Map I.D. 334-12.00-17.00, 18.00, 19.00 and 20.00

#### Public Hearings

##### C/U #2047 Delmarva Petroleum Service

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for equipment storage and repair for a contracting business located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing **4.972 acres, more or less.** The property is located northeast of Clendaniel Pond Rd. (Rd. 38) approximately 700 ft. north of Fleatown Rd. (Rd. 224). (911 Address: 9483 Clendaniel Pond Rd., Lincoln). Tax Map I.D. 230-13.00-148.00

##### C/U #2048 Delaware Shore Equity, LLC

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a warehouse and office to receive and store HVAC



**equipment located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.457 acres, more or less.** The property is located east of John J. Williams Hwy. (Rt. 24), 1,150 ft. southwest of Jolyns Way (Rd. 289). (911 Address: None Available). Tax Map I.D. 234-11.00-502.00

**2016-5 Estates at Enchanted Woods – Eastern Shore Brothers, LLC**

This is a major subdivision plan. The plan proposes to subdivide 15.56 acres +/- into 14 single family lots. The property is located on the south side of Huff Rd. approximately 0.78 miles west of Gravel Hill Rd. The property is zoned AR-1 (Agricultural Residential District). Tax Map I.D. 235-24.00-234.00 - 249.00 & 235-24.00-39.01

**Waiver request for elimination of the 20' Landscape Buffer**

**AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY,  
CHAPTER 115 (“ZONING”), ARTICLE XXI (“SIGNS”).**

**Other Business**

**Solitudes on Whites Creek (2005-59)**

Revised Final Subdivision Plan

**Waters Run**

Deletion of Sidewalks

**Benson Subdivision (2016-6)**

Waiver of 20' Landscape Buffer

**Windmill Woods (CU 1502)**

Revised Preliminary Site Plan

**Park Shore (formerly part of Henlopen Station)**

Revised Preliminary Site Plan

**Lands of Lowe (CU 2003)**

Preliminary Site Plan

**The Reserves – Clubhouse**

Preliminary Site Plan

**Redden Ridge – Amenities**

Preliminary Site Plan

**The Overlook – Amenities**

Preliminary Site Plan

**~~Lands of Conaway on Gum Brach Rd.~~**

**~~Minor Subdivision with 50 ft. easement~~**

**Lands of Tull on Woodpecker Rd.**

Minor Subdivision with 50 ft. easement

**~~Lands of Johnson on Honeysuckle Rd.~~**

~~Minor Subdivision with 50 ft. easement~~

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Planning and Zoning Commission meetings can be monitored on the internet at  
[www.sussexcountypa.gov](http://www.sussexcountypa.gov).

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In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 4, 2016, at 10:11 am., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

Revised: May 5, 2016 (to remove Other Business Conaway & Johnson)

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